

PUBLIC HEALTH, SOLID WASTE & ZONING COMMITTEE
MINUTES
APRIL 18, 2019
5:45 PM

PRESENT: Greg Stumpf – Chairman, Dave Mendenhall – Vice Chairman, Abe Forsyth, Annette Fulgenzi, Craig Hall, Lisa Hills, Rose Ruzic, Mike Sullivan & Linda Douglas-Williams.

ABSENT: Linda Fulgenzi, Jason Ratts & Sam Snell

OTHERS: Trustin Harrison, Dwayne Gab, Gail O'Neill, Molly Berns, Steve Keenan, Emily Prather, Ethan Hendricks, Jessica Scaife, Tom McTaggart, Eric Berglund, Josh Collins, Phil Martin, Vera Small and Mary Carter (secretary).

A quorum was present. Chairman Stumpf called the meeting to order at 5:45 pm. He asked for a motion to approve the minutes from March 21st. **Hills made a motion and Douglas-Williams seconded. Motion carried (9-0)**

Land Subdivision Committee-Ethan Hendricks/Joe Zeibert

- Resolution approval for the final plat for Komnick County Minor Subdivision **Mendenhall made a motion to approve & Hall seconded. Motion carried (9-0)**
- Resolution approval for the location map for Powell County Minor Subdivision **Hall made a motion to approve & Ruzic seconded. Motion carried (9-0)**
- Resolution approval for the final plat for Buono Amici Estates County Minor Subdivision. **Hall made a motion to approve & Sullivan seconded. Motion carried (9-0)**

Public Health: Gail O'Neill

- **Approval of Purchase Reports Ruzic made a motion to approve & Hills seconded. Motion carried (9-0) Lisa Hills asked Gail if she could look into what the cost would be for a hand washing station out at the highway department for the crematorium. It might be cheaper to buy rather than rent. Gail said should would look into it. Craig Hall asked Gail about the mobile health unit. He would like to see it out at the Sangamon County Fair which is coming up in June. Gail said it is being repaired right now.**
- Approval to hire an RN/Case Manager at an annual salary of \$50,715.21 effective 5/19/19. The previous employee left the position on 4/12/19.
- Approval to hire a Kennel Attendant I at an annual salary of \$29,842.86 effective 5/19/19. The previous employee left the position on 4/5/19. **Hills made a motion to approve both & Forsyth seconded. Motion carried (9-0)**
- Approval to renew the Safe Drinking Water Grant with an anticipated revenue amount of \$1,500.00. No matching funds required.

- Approval to renew the WIC Farmers Market Nutrition Program Grant with an anticipated revenue amount of \$1,000.00. No matching funds required.
- Approval to renew the Genetics Grant (with County Board resolution) with an anticipated revenue amount of \$42,000.00. No matching funds required.
- Approval to renew the Early Intervention Grant (with County Board resolution) with an anticipated revenue amount of \$834,691.00. No matching funds required.
- Approval to renew the WIC Special Supplement Nutrition Program Grant (with County Board resolution) with an anticipated revenue amount of \$589,743.00. No matching funds required.
- Approval to renew the WIC Breastfeeding Peer Counselor Program Grant (with County Board resolution) with an anticipated revenue amount of \$39,500.00. No matching funds required. ***Mendenhall made a motion to approve all grants and A. Fulgenzi seconded. Motion carried (9-0)***

Trustin Harrison/Steve Keenan

- ZONING BOARD OF APPEALS AGENDA

2019-007 Taylor Collision Enterprises, LLC
 County Board Member: Vera Small, District #19
 Address: 1501 South Groth Street, Springfield, IL 62703
 Tax ID # 22-02.0-226-018, 026 Township: Woodside
 Petitioner requests a Conditional Permitted Use (CPU) for an automobile wrecking yard and junk yard; a variance to allow the off-street parking to not be located on the same zoning lot as the use served, and a variance to allow the existing fencing to remain six (6) feet tall instead of the required eight (8) feet tall fencing on rear and side yards; and, a variance to allow no fencing along the south property line. ***Staff recommended approval.***

2019-008 Justin Dennis
 County Board Member: Craig Hall, District #7
 Address: 6895 Mansion Road, Chatham, IL 62629
 Tax ID # 21-33.0-300-021 Township: Curran
 Petitioner requests a Conditional Permitted Use (CPU) for a lawn care business and a variance to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat. ***Staff recommended approval.***

2019-009 Brian Reilly
 County Board Member: David Mendenhall, District #3
 Address: 8788 Mechanicsburg Road, Dawson, IL 62520
 Tax ID # 15-36.0-200-002 Township: Clear Lake
 Petitioner requests a Proposed Parcel 1: a rezoning from "A" Agricultural

District to "B-3" General Business District; a variance to allow two (2) uses on one (1) parcel: (1) single-family residence and (2) catering establishment; a variance to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat; a variance to allow the front yard setback to be approximately two (2) feet instead of the required fifteen (15) feet; and, a variance to allow a single-family residence in the "B-3" General Business District. Petitioner further requests for Proposed Parcel 1 that if the rezoning to "B-3" General Business District is deemed inappropriate that a Use Variance be granted in accordance with Chapter 17.68; and, a variance to allow the side yard setback to be approximately seven (7) feet instead of the required ten (10) feet. For Proposed Parcel 2: a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and, a variance to allow the accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the "R-1" Single-Family Residence District. ***Staff recommended denial of the requested B-3 zoning but instead recommend approval of R-1 zoning. Staff recommends a Use variance for a catering establishment on proposed parcel 1, recommend approval of the requested variance to allow two (2) uses on one (1) parcel: 1-single-family residence & 2-catering establishment. The requested variance is necessary to bring the subject property into compliance with the code. Staff further recommends approval of the paving variance.***

2019-010 William & Diana Meacham
County Board Member: Jason Ratts, District #10
Address: 1511 N. 30th Street, Springfield, IL 62702
Tax ID # 14-24.0-379-021, 022 Township: Springfield
Petitioners request a Conditional Permitted Use (CPU) for an auto towing service with temporary storage limited to six (6) months. ***Staff recommended denial of the requested CPU. There is a concern for the residences to the north and west of the proposed towing service.***

2019-011 Robert Freitag
County Board Member: Greg Stumpf, District #16
Address: 52 E. Camp Sangamo Road, Springfield, IL 62707
Tax ID # 14-10.0-100-003 Township: Springfield
Petitioner requests a variance to allow the side yard setback to be approximately four (4) feet instead of the required ten (10) feet. ***Staff recommended approval.***

2019-012 Jeff Mizeur
County Board Member: Annette Fulgenzi, District #17

Address: 2317 N. 5th Street, Springfield, IL 62702
Tax ID # 14-15.0-354-017 thru -024, -030, -036 Township: Springfield
Petitioner requests a Proposed Parcel 1: a rezoning from "R-2" Single-Family and Two-Family Residence District to "B-3" General Business District; a Conditional Permitted Use (CPU) for a tavern; and, a variance to allow the tavern property line to be less than one hundred (100) feet from a single-family residence (approximately seven and one-half (7.5) feet to the South). ***Staff recommended denial. The area from Sangamon Avenue to Browning Road has been converting from residential to commercial uses on the west side of the street. Given this trend, it would be acceptable to consider expanding B-3 zoning to encompass additional properties. However, staff has significant concerns that the properties lack all essential services to accommodate business/commercial uses. Standards for Variation are not met regarding allowing a tavern within 7.5 feet of a residence.***

2019-013 Farmingdale Presbyterian Church
County Board Member: Tom Fraase, Jr., District #1
Address: 7919 & 7971 Farmington Cemetery Rd, Pleasant Plains, IL 62677
Tax ID # 13-17.0-301-012, -013 Township: Gardner
Petitioner requests a for a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; for Proposed Parcel 1: a variance to allow the side yard setback to be approximately one (1) foot instead of the required twenty (20) feet; and, for Proposed Parcel 2: a variance to allow the front yard setback to be approximately fifteen (15) feet instead of the required thirty (30) feet, and a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width. ***Staff recommended approval.***

Zoning:- Trustin Harrison

- **Approval of Purchase Reports-** ***Hall made a motion to approve & Mendenhall seconded. Motion carried (9-0)***
- **Temporary Use Permit**
Operator: Margaret Mefford
Address: 2316 N. Peoria Road, Springfield, IL 62707
Purpose: Firework Stand
Dates of Operation: June 25, 2019-July 4, 2019 ***A. Fulgenzi made a motion to approve & Sullivan seconded. Motion carried (9-0)***

Regional Planning Commission- Molly Berns

RPC update-Molly talked to the committee about the large scale development. She explained the process to the committee. The committee will vote to authorize Greg to sign the paperwork & then the paperwork has to be approved by our County Engineer. Jeff Thomas is okay with this project.

- Large Scale Developments:
Power Plant Facility
15000 Block of Black Diamond Road, Pawnee, IL 62558
Tax ID: 36-18.0-200-001
Developer: Lincoln Land Energy Center, LLC (Emberclear)
Mendenhall made a motion to approve & Hills seconded. Motion carried (9-0)

Phil Martin, Eric Berglund & Josh Collins were present for any questions. Tom McTaggart from Pawnee was present & asked about access to the site. He owns property near the development. Eric Berglund says there will be a transportation study to evaluate the route & make improvements before hand. Martin says they may get a new bridge out of this process.

Berns says that Brian Davis has to certify that all improvements or issues have been taken care of before the development commences.

Old Business

- Procurement/Grant Notifications: none

Stumpf told the committee that they are going to create a sub committee to determine if the Building Division should be under the direction of County Zoning instead of Public Health. The sub committee will be Greg, Rose Ruzic & David Mendenhall.

Trustin let the committee know that they all have zoning ordinance books in their mailboxes.

Mendenhall asked about the solar farm lottery. Molly says they are all waitlisted. There is a possibility that wind farms will be coming up too.

Hills made a motion to adjourn and Douglas-Williams seconded. Motion carried (9-0) and the meeting adjourned at 6:56pm.